

K-23089

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH S. BALL and EVELYN M. BALL, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by PHILLIP A. PAVESI, FRED TSCHOPP JR. and CABELL TERRY HATFIELD, as tenants in common, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs, successors and assigns, each an undivided one-third interest as tenants in common in and to that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

LOT 5. A parcel of land situate in the east $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 24 T31S R7E WM, Klamath County, Oregon, being more particularly described as follows:

Beginning at a $\frac{5}{8}$ inch iron pin at the intersection of the easterly right-of-way line of the Dalles-California Highway No. U. S. 97 with the north line of the S $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 24; thence S. $02^{\circ} 22' 40''$ W. along said right-of-way line 734.83 feet to a $\frac{5}{8}$ inch iron pin where said right-of-way line intersects the northerly right-of-way line of the Silver Lake County Road; thence S $78^{\circ} 26' 54''$ E along said County Road right-of-way line 402.97 feet to a $\frac{5}{8}$ inch iron pin; thence leaving said right-of-way line N $00^{\circ} 08' 53''$ E, 816.72 feet to a $\frac{5}{8}$ inch iron pin on the north line S $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 24; thence S $89^{\circ} 42' 56''$ W. along said north line 366.43 feet to the point of beginning containing 6.85 acres more or less.

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.

WARRANTY DEED, PAGE ONE.

Send Tax Statements & Return
C.T. Hatfield
P.O. Box 1180
Klamath Falls, Oregon
97601

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 1985

3. Right of Way for a 100 foot road as disclosed by Statement of Owners of Allotted Indian Lands to Accompany Application for Right-of-Way, dated November 16, 1956, recorded May 14, 1957, Volume 12 of Miscellaneous, page 391, records of Klamath County, Oregon. 8232

4. 16.0 foot public utility easement along the easterly boundary of the above described real property.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those hereinabove stated, and that Grantors will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,218.75.

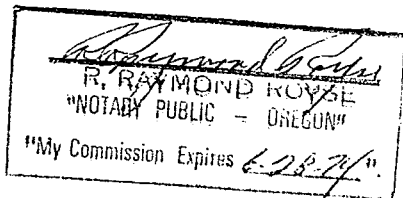
WITNESS Grantors' hands this 6th day of December, 1971.

Joseph S Ball
Evelyn M. Ball

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named JOSEPH S. BALL and EVELYN M. BALL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 6th day of December, 1971.



R. Raymond Royse
NOTARY PUBLIC FOR OREGON
My Commission expires: 6-28-74

WARRANTY DEED, PAGE TWO.

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 4th day of June A.D., 19 85 at 2:13 o'clock P M, and duly recorded in Vol. 485, of Deeds on page 3231.

Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK
by: Tom Smith, Deputy